

# 9 BATHS ROAD, Mirboo North, Vic 3871



## House For Sale

Thursday, 1 February 2024

9 BATHS ROAD, Mirboo North, Vic 3871

Bedrooms: 2

Bathrooms: 1

Parkings: 8

Area: 1500 m2

Type: House



David Tree

**\$595,000**

Positioned on an unbelievable urban land size of 1500m<sup>2</sup> this home really makes a statement. At street level its impact is marginally and visually different. With the classic and undeniable charm of weatherboards, modern color bond roof, aluminum windows and a full concrete and painted driveway that runs the entire length of the property leading directly to the 3-bay garage. This home offers you a promise, a promise that it's easy and comfortable to live in all year round, light filled, with a casual and very relaxed way of lifestyle living. And you are right on the doorstep of Mirboo North's "new" Aquatic swim center. "Gippsland Country" welcomes you to Marg and John's home. This has been their humble abode, their place of sanctuary and security for the last 15 plus years. In this time, they have both enjoyed the easy walk to Mirboo North's main street, their vista view and especially their walks together in and around the Baths Road Bush Reserve which just so happens to be right outside their back door. Steps lead to a sheltered front door that opens to reveal a large and very welcoming entrance foyer. To your right is the lounge with carpet underfoot, Ultimate free standing wood heater, reverse cycle and let's not forget that pleasant view. Off the lounge is the kitchen and meals area. Timber looking vinyl flooring, cabinetry is in Antique white and includes a servery bench, pantry, appliance cupboard with overhead storage with granite Laminex bench tops. Appliances are Kleenmaid brand and include a gas cook top with electric oven and rangehood with a dishlex dishwasher and twin sink. A Rinnai temperature-controlled gas hot water system has been conveniently installed. The large master bedroom is "simply awesome" Tucked quietly away at the rear it comes complete with full ensuite facilities and walk through, his and hers robe. What makes this master so special is its offering of direct access out onto the deck. And when it's time to take it outdoors this large alfresco entertaining area with its stunning glass paneled balustrading and the Baths Road Bush reserve as a backdrop is something this home does extremely well. Designed for all year round entertaining the home provides a strong indoor /outdoor connection. This private deck and bush setting make getting together with family and friends, trading stories and creating memories just that more special. Marg and John had no need for a 3rd bedroom. Currently used as an open study/sewing room what was bedroom no 3 could easily and cost effectively be reinstated if required. The central bathroom is modern and very stylish. The wet areas around the vanity, separate shower and bath are fully tiled with decorative border tiling included. Everyone needs a shed and this one is an absolute beauty. Measuring 13m x 9m with concrete floor and power provided. The garage/workshop has 3 bays, 2 have roller doors with one end being fully open. The gardens are delightful with a mixture of native shrubs, mulch and well-established smaller tree's. John loves his lawn and he proudly takes very good care of it. In fact, his lawn is that manicured it resembles more of a bowling green than a garden lawn. A beautiful and well cared for home, that's in one of the prettiest streets in Mirboo North. Seriously, what are you waiting for? Mirboo North is approx. 155 km's South East of Melbourne and can be found in the pristine environment of the Strzelecki Ranges. We have excellent schools, splendid cafés and eateries. Medical services, our world renowned Arty Gra's Festival held on Mother's Day weekend. The internationally acclaimed Italian Festival. We have the best parkland that stretch's the full length of the main street. Our swimming pool is set in the Baths Road Forest reserve and has just undergone a 5-Million-dollar aquatic upgrade. We have 7 day a week public transport to and from the Latrobe Valley and Wonthaggi. A connecting bus from Wonthaggi can take you directly to Cowe's on Philip Island. Discover what Mirboo North has to offer you and your family by visiting [www.visitmirboonorth.com.au](http://www.visitmirboonorth.com.au)